



WEST HAVEN CITY COUNCIL MEETING MINUTES

July 15, 2026 6:00 P.M.

City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present:	
Ryan Saunders	Pro Tem
Carrie Call	Councilmember
Kim Dixon	Councilmember
Nina Morse	Councilmember
Ryan Swapp	Councilmember
Shawn Warnke	City Manager
Emily Green	City Recorder
Stephen Nelson	Community Development Director
Brock Randall	Parks and Recreation Director
Michelle Witte	Social Media Coordinator & Admin. Assistant
Damian Rodriguez	Planner
Edward Mignone	City Engineer
Amy Hugie	City Attorney
Excused:	
Rob Vanderwood	Mayor

5:00 Work Session – In City Council Chambers

NO ACTION CAN OR WILL BE TAKEN ON ANY AGENDA ITEMS DISCUSSED DURING WORKSESSION - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION.

MEETING TO ORDER: PRO TEM SAUNDERS

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion- Elected Officials and City Manager Updates

There were no updates at this time.

2. Discussion-Ordinance 10-2026-Amend the Zoning Map from M-1 to R-3-Approx. 2410 Hinckley Drive (Parcel 080060075)-Applicant Hayley Pratt, Castlewood Development

Hayley Pratt and associates gave a presentation showing a proposed townhome development.

3. Discussion- Elected Officials and City Manager Updates

Shawn Warnke said staff met with Utah Department of Transportation about SR 177 (Western Weber Corridor). He said they are moving towards completing their study before November. He said the Weber County Transfer station is now being leased and operated by Waste Management. Their prices will go up as a result, but they will continue to take our waste. He said Poulter Pond has three bid schedules that the engineering department is working on. This would include shoreline improvements, the parking lot, and the balance of the landscape area. He said the playground is something they propose to do outside of those schedules. He suggested waiting on the playground to see what is used and what residents are looking for.

Councilmember Morse said she is in favor of a playground at Poulter Pond.

Councilmember Swapp thinks it would be best to wait and see if the playground is needed in the project.

Councilmember Dixon agreed with Councilmember Swapp.

Councilmember Call said she doesn't think a playground is needed by Poulter Pond.

Councilmember Saunders agreed that a playground is not needed.

Shawn Warnke said he is working on the request for qualifications for attorney services.

6:00 Regular City Council Meeting

1. MEETING BROUGHT TO ORDER:

The Council met at their regularly scheduled meeting held in the Council Chambers.

Pro Tem Saunders brought the meeting to order at 6:02 PM and welcomed those in attendance.

2. OPENING CEREMONIES

A. PLEDGE OF ALLEGIANCE

Pro Tem Saunders

B. PRAYER/MOMENT OF SILENCE

Councilmember Morse

- 3. PUBLIC PRESENTATION:** Resident(s) attending this meeting will be allotted 3 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue(s) presented.
No one came up at this time.

4. UPCOMING EVENTS

Senior Lunch Bunch-The Barn

July 22, 2026

11:30 AM

Music Circle-The Barn

July 27, 2026

7:00 PM

Drawing Workshop-The Barn

August 10, 2026

6:00 PM

Councilmember Call said the Art's Council is hosting an open sew night on July 21, 2026.

5. COUNCIL UPDATES

There were no updates at this time.

*****AGENDA ACTION ITEMS*****

6. ACTION ON CONSENT AGENDA

A. COUNCIL MEETING MINUTES

MEETING HELD

July 1, 2026

B. REGENCY EXCAVATION

\$105,201.94

Inv.#13299

Councilmember Call made a motion to approve the consent agenda. **Councilmember Swapp** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Morse, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

7. PUBLIC HEARING-FOR THE PURPOSE OF SOLICITING PUBLIC INPUT ON ADOPTION AN ORDINANCE AUTHORIZING THE ADOPTION OF A FRANCHISE AGREEMENT BETWEEN WEST HAVEN CITY AND ROCKY MOUNTAIN POWER

Shawn Warnke said the previous franchise agreement with Rocky Mountain Power has lapsed and this will reinstate it.

Councilmember Swapp made a motion to enter into public hearing. **Councilmember Call** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Morse, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

Pro Tem Saunders invited the public up for comment.

No one came up at this time.

Councilmember Dixon made a motion to leave public hearing. **Councilmember Swapp** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Morse, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

8. **ACTION ON ORDINANCE 15-2026-AUTHORIZING THE ADOPTION OF A FRANCHISE AGREEMENT BETWEEN WEST HAVEN CITY AND ROCKY MOUNTAIN POWER**

Councilmember Call said in section 9.1 it references Rocky Mountain Power and power has been removed but needs to be added back in.

Councilmember Call made a motion to adopt ordinance 15-2026 updating section 9.1 to include the word power in it. **Councilmember Swapp** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Morse, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

9. **ACTION ON RESOLUTION 27-2026-AUTHORIZING ADOPTION OF THE LICENSE AGREEMENT BETWEEN HOOPER IRRIGATION COMPANY AND THE CITY FOR THE INSTALLATION OF BOX CULVERTS ON THE HOOPER CANAL ON 1800 SOUTH AND THE PROPOSED 1800 SOUTH TO 2100 SOUTH CONNECTOR ROAD-EDWARD MIGNONE, CITY ENGINEER**

Edward Mignone said this project will increase the size of the box culverts.

Councilmember Swapp made a motion to adopt resolution 27-2026. **Councilmember Dixon** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Morse, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

10. **ACTION ON RESOLUTION 29-2026-AWARD BID FOR THE WEST HAVEN CITY 2026-2027 CHIP SEAL PROJECT**

Councilmember Call made a motion to adopt resolution 29-2026 to Consolidated Paving & Concrete in the amount of \$98,659.44. **Councilmember Swapp** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Morse, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

11. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**
A. ACTION ON RESOLUTION 28-2026-ECONOMIC DEVELOPMENT STRATEGIC PLAN-STEPHEN NELSON, COMMUNITY DEVELOPMENT

Stephen Nelson and Rob Sant gave a presentation on the economic development strategic plan.



West Haven Economic Development Strategic Plan



Why Create an Economic Development Strategic Plan?

Main purposes and goals identified by experts and leading economic development resources

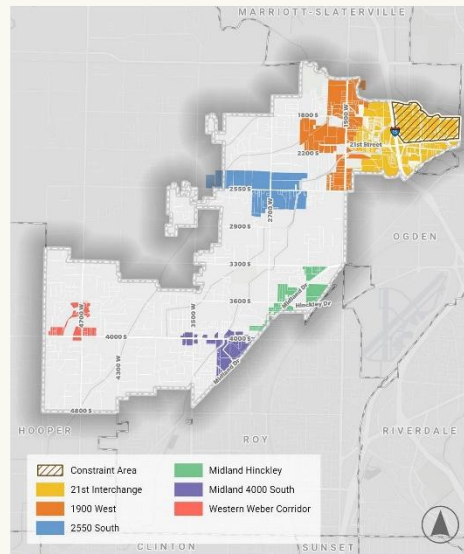


Economic Development Areas

1. 21st Interchange
2. 1900 West
3. 2550 South
4. Midland-Hinckley
5. Midland-4000 South
6. Western Weber Corridor

Data/Rationale

- Current and future land uses
- ADT and Visibility
- Transportation Infrastructure
- Land availability



21st Interchange

176

Vacant Acres

249

Underutilized Acres

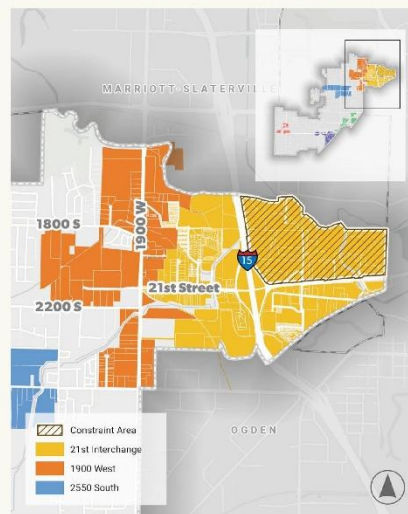
115

Overhead Acres

Strengths: Premier interstate frontage, strong industrial sector, development potential
Impediments: Constrained land, aging infrastructure, parcel configuration, perception

Potential Uses

- Industrial and Flex Industrial
- Office & Corporate Services
- Hotel & Lodging
- Regional Commercial
- Higher Density Housing



1900 West

129

Vacant Acres

187

Underutilized Acres

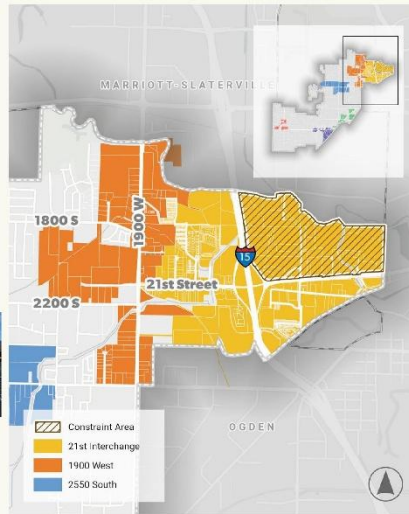
63

Developed Acres

Strengths: Key North-South connector, strong industrial sector, diversified uses
Impediments: Parcel configuration, redevelopment-driven growth, compatibility constraints

Potential Uses

- Industrial and Flex Industrial
- Neighborhood Commercial
- Neighborhood Office
- Higher Density Housing



2550 South

233

Vacant Acres

72

Underutilized Acres

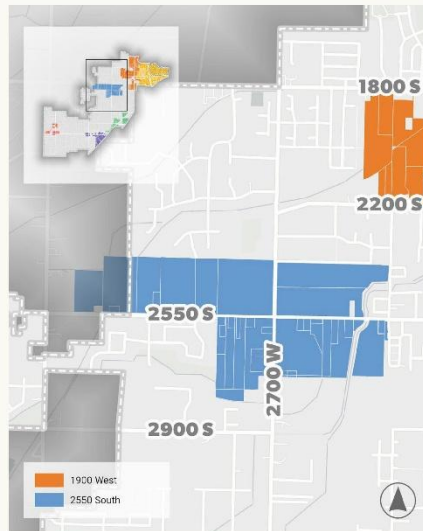
16

Developed Acres

Strengths: Large vacant parcels, parcel ownership, demonstrated retail interest
Impediments: Limited land availability and traffic impacts from commercial/density

Potential Uses

- Grocery Store
- Neighborhood Commercial
- Residential
- Town Center



2550 South Massing and Location

Commercial properties should be concentrated along the frontage of 2550 South and the intersection of 2550 South and 2700 West, with supporting residential placed adjacent to and between new commercial growth and existing residential and agricultural development. The map below represents possibilities in which the specific land-uses and development options of the center will be realized when the 2550 S area is completely built out. This map does not necessarily dictate the future land-use of the underlying parcels but may serve as a guide for the land-use plan and eventual zoning of the properties.

Possible Land-Use



Midland-Hinckley

94

Vacant Acres

24

Underutilized Acres

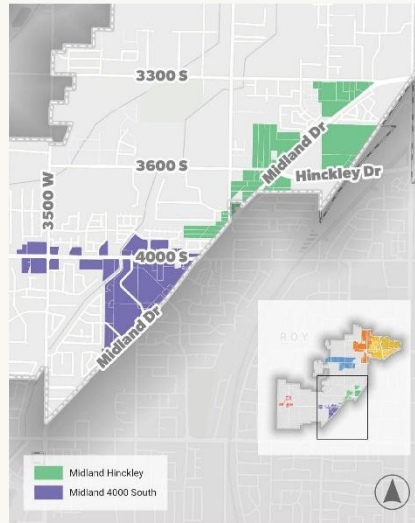
15

Overland Acres

Strengths: Existing uses, high traffic exposure, vacant and underutilized land
Impediments: Fragmented land ownership and need for land assembly

Potential Uses

- Flex Industrial
- Neighborhood Commercial
- Neighborhood Office
- Higher Density Housing



Midland 4000 South

82

Vacant Acres

10

Underutilized Acres

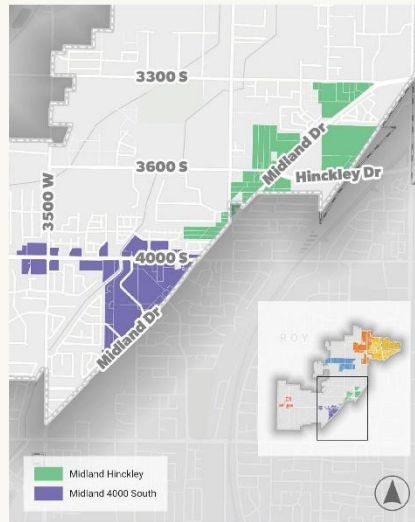
27

Overland Acres

Strengths: Planned regional retail development, high traffic volumes, existing commercial
Impediments: Limited vacant land and utility constraints

Potential Uses

- Regional Commercial
- Neighborhood Office



Western Weber Corridor

21

Vacant Acres

37

Underutilized Acres

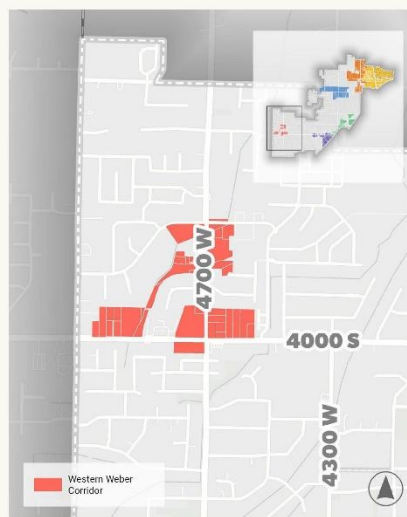
7

Overland Acres

Strengths: Future regional connectivity and improved mobility & access
Impediments: Limited developable land and timing/uncertainty

Potential Uses

- Neighborhood Commercial
- Neighborhood Office
- Flex Space



Goal 1: Strengthen and Diversify the Local Economy

Build a more resilient economy by expanding commercial, retail, employer, entrepreneurship, and redevelopment opportunities.

9.09%

Average annual population net growth
2013-2023

\$101,012

Median income

9

Avg. commercial permits/year,
2014-2024

Key strategies

Expand commercial and retail opportunities; recruit anchors and fill leakage categories.

Attract and retain employers; designate transportation-served "Employment Priority Areas."

Launch BRE and support local entrepreneurs through SBDC partnerships and small-business resources.

Redevelop underutilized industrial/commercial sites in the 21st Interchange and 1900 West areas.

Data/rationale

- Rapid residential growth is creating demand for retail, dining, services, and local jobs.
- Key development areas provide I-15 access, existing industrial uses, vacant/underutilized parcels, and regional visibility. The 21st Interchange alone includes roughly 176 acres of vacant land and 249 acres of underutilized land.
- 99% of all businesses in Utah are small businesses.
- 8,465 residents commute out of West Haven

Goal 2: Improve Fiscal Sustainability and Diversify Municipal Revenue

Align land use and revenue tools so growth strengthens the City's ability to fund infrastructure and services.

96%

West Haven's GF revenues
generated by sales tax

\$1.16

Residential cost of service per
\$1,000 of revenue

67%

Sales tax capture rate

Key strategies

Prioritize commercial/mixed-use zoning in commercial centers, corridors, and high-visibility locations.

Protect sales-tax-generating areas by limiting uses that do not support sales tax productivity.

Use fiscal modeling and fiscal-impact studies for major land-use decisions and annexations.

Pursue grants, intergovernmental funding, CRA tools, and conduct a property-tax feasibility analysis.

Data/rationale

- West Haven does not currently collect property tax, sales tax carry more of the fiscal burden.
- 20.4% - Average property tax share of GF revenues for comparable cities.
- COCS research shows residential land often costs \$1.16 per dollar of revenue, while commercial/industrial uses average \$0.30.
- \$238M of gross taxable sales leakage, equates to a loss of \$1.2M in sales tax revenue.

Goal 3: Manage Growth Proactively

Shape where and how growth occurs so new development supports the City's long-term vision and fiscal health.

173%

Projected population increase,
2020-2050

70%

Single-family housing mix

3%

Proportion office use

Key strategies

Update the annexation plan to reserve key corridors for commercial and employment uses.

Require fiscal neutrality and fiscal-impact analysis before annexation approval.

Create an infrastructure readiness map for utilities, roads, and service capacity.

Encourage missing-middle and mixed-use housing in strategic areas connected to commercial centers.

Coordinate transportation, infrastructure, growth boundaries, and transit with regional partners.

Data/rationale

- Growth pressure is continuing, but unmanaged growth risks sprawl, infrastructure strain, and community resistance.
- A more diverse housing mix near centers can support walkability, retail demand, and efficient infrastructure use.
- Regional coordination can reduce duplicated infrastructure and preserve local control.

Goal 4: Modernize Planning and Development Processes

Create a predictable, efficient, and transparent process that supports quality development and competitiveness.

23

Commercial permit peaks in 2015
& 2019

9/yr

Average commercial permits
2014-2018

212/yr

Average residential permits 2014-
2018

Key strategies

Audit and revise land-use and development code to reduce redundancies and clarify expectations.
Create step-by-step development guides and conduct developer roundtables/surveys.
Compare impact fees to regional peers and report annual revenues/expenditures.
Prioritize infrastructure investment in Key Development Areas and create a long-term investment plan.
Strengthen staff capacity and interdepartmental development coordination.

Data/rationale

- SWOT feedback identified confusing approvals, conflicting comments, and lengthy review timelines as barriers.
- Commercial growth is emerging but volatile; process predictability can improve West Haven's competitiveness.
- Staff capacity needs to keep pace with rapid development and population growth.

Goal 5: Enhance Community Identity and Quality of Life

Use branding, placemaking, public spaces, trails, and gateway design to build a clear sense of place as West Haven grows.

4th

Fastest-growing community in
Utah by permitting growth

7,218

total households

Missing

central commercial core / Main
Street corridor in SWOT

Key strategies

Develop a "Welcome to West Haven" brand package and integrate it into signage, gateways, and communications.
Prioritize a walkable town center with gathering spaces for civic events and community interaction.
Expand trails and active transportation connections to retail nodes, schools, and public spaces.
Establish gateway/corridor design guidelines and targeted beautification areas.
Plan for community programming space, wayfinding, events, art, and recreation partnerships.

Data/rationale

- Residents value open space, family-friendly character, and community roots, but SWOT notes the City lacks a distinct brand or sense of place.
- A young, growing household base increases demand for parks, trails, services, community events, and walkable destinations.
- Quality-of-life investments help attract employers, retain residents, and support local spending.

Councilmember Call said this is not a binding document and they can deviate from it if necessary.

Stephen Nelson confirmed it is not a binding document.

Councilmember Swapp said he didn't think the 2550 S area belonged in this plan.

Councilmember Saunders said some developments need a larger parcel to develop and this area would allow for that.

Councilmember Morse asked if we have created an inventory of parcels that are large enough to handle the development of a grocery store.

Stephen Nelson said some parcels were considered for grocery stores while reviewing this plan.

Councilmember Morse expressed concern that we are running out of space for a development like a grocery store and is not opposed to keeping this in the plan.

Councilmember Dixon agreed to leave this open to see what happens in the future.

Councilmember Swapp asked why we would have multiple grocery stores.

Stephen Nelson said that from a planning perspective they try to add easier access for everyone by keeping services about 15 minutes away from each resident.

Councilmember Call said she doesn't necessarily agree with the area outlined on 2550 S.

Councilmember Dixon made a motion to adopt resolution 28-2026. **Councilmember Morse** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Morse, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

12. PRESENTATION AND DISCUSSION-AT THE MAYOR AND CITY COUNCIL'S ELECTION CONTINUATION OF ANY AGENDA ITEM FROM THE 5:00 WORK SESSION

There were no items to discuss at this time.

13. CLOSED SESSION- The Council will consider a motion to enter into a closed meeting for the purpose of a strategy session to discuss the purchase, exchange, or lease of real property; To be held in accordance with the provisions of Utah Code 52-4-205.

Councilmember Call made a motion enter into the closed session. Councilmember Swapp seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Morse, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

Pro Tem Saunders said the closed session was used to discuss the purchase, exchange, or lease of real property.

Councilmember Morse left the meeting at 8:25 PM.

Councilmember Call made a motion leave the closed session. Councilmember Swapp seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

14. ADJOURNMENT

Councilmember Dixon made a motion to adjourn at 8:26 PM. **Councilmember Call** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

Emily Green

City Recorder

Date Approved: 8/5/26